CENSUS 1987

TOWN OF COLD LAKE

PREPARED FOR:
THE TOWN OF COLD LAKE

PREPARED BY:

Alberta
MUNICIPAL AFFAIRS
PLANNING BRANCH

TABLE OF CONTENTS

		Page
1.0	INTRODUCTION	
	1.1 Purpose	1
	1.2 Format	1
2.0	POPULATION CHARACTERISTICS	
	2.1 Population Growth	1
	2.2 Age and Sex Compositions	3
	2.3 Neighbourhood Population Comparison	3
	2.4 Population Composition for Cold Lake and Alberta	3
	2.5 Migration	5
3.0	HOUSING CHARACTERISTICS	
	3.1 Housing Stock	7
	3.2 Housing Occupancy	7
	3.3 Average Household Size	9
4.0	EMPLOYMENT CHARACTERISTICS	
	4.1 Employment Status	12
	4.2 Employment Location	13
	4.3 Employment by Industry Type	13

LIST OF TABLES

Table 1	Historical Federal Census Population Figures	2
Table 2	Annual Municipal Census Figures for Cold Lake	2
Table 3	Population Breakdown by Five-year Age Group	3
Table 4	Provincial Population Comparison	5
Table 5	Length of Residence in Cold Lake	6
Table 6	Previous Place of Residence	6
Table 7	Dwelling Type Composition Comparison Since 1983	7
Table 8	Dwelling Occupancy Frequency	9
Table 9	Residential Vacancy Rate Comparison	9
Table 10	Population by Dwelling Type - 1987	10
Table 11	Average Household Size by Dwelling Type	10
Table 12	Breakdown of the Total Number of Occupants per Household	11
Table 13	Tenancy Status Comparison Since 1979	11
Table 14	Employment Status - 1987	12
Table 15	Labour Force Employment Rate Comparison	12
Table 16	Place of Work for Labour Force Comparison	13
Table 17	General Work Location of Employed Labour Force	13
Table 18	Employment by Economic Activity	14

LIST OF FIGURES

Figure No. 1	Annual Population Growth Since 1979	2
Figure No. 2	Neighbourhood Population Counts	4
Figure No. 3	Population Pyramid Comparison	5
Figure No. 4	Dwelling Type Count by Neighbourhood	8
Figure No. 5	Labour Force Employment Breakdown	14

APPENDICES

APPENDIX A Census Enumeration Districts
APPENDIX B Census Questionnaire

1.0 INTRODUCTION

1.1 Purpose

The purpose of this report is to present selected statistical data generated from the 1987 Cold Lake municipal census. The report was prepared for the Town of Cold Lake by the Planning Branch, Alberta Municipal Affairs. The information from the Census was effective as of June 1st, 1987.

In addition to the 1987 census information, the report is supplemented with some historical data derived from previous municipal, provincial and federal censuses. The historical data was included in order to provide the reader with general trend comparisons.

Any inquiries with respect to the information contained herein or regarding further data analysis, should be directed to Lakeland Planning Unit, Alberta Municipal Affairs, telephone 427-2995.

1.2 Format

The data contained in this report are presented within a series of tables and figures under the basic topics of population, housing and employment characteristics. General data analysis and overview of various trends supplements the statistical information documented in this report.

In order to provide a more detailed analysis of the community, the Town was divided into seven enumeration areas. Selected statistical comparisons were made between these neighbourhoods. The enumeration districts are shown in Appendix A.

Unless otherwise specified, actual percentages were calculated based on the number of responses to each census question. A copy of the census questionnaire can be found in Appendix B.

2.0 POPULATION CHARACTERISTICS

2.1 Population Growth

The population of Cold Lake increased from 3059 people in 1986 to 3189 people in 1987. This represents an increase of approximately 4.3 percent over a one year period .

During the past 30 years, the rate of population growth for Cold Lake has fluctuated. Since 1976, the Town's population increased by about 145 percent.

In order to provide an indication of historical population growth rates in the community, Table 1 identifies the Town's recorded population between the years 1956 and 1986 based on the 5-year Federal Census figures. The 1986 Federal Census recorded a slightly higher population than the statistics compiled from the 1986 Municipal Census.

TABLE 1

HISTORICAL FEDERAL CENSUS POPULATION FIGURES FOR COLD LAKE

Year	Population	% increase over 5 year period
1956	1097	-
1961	1307	19.1%
1966	1289	(1.4%
1971	1310	1.6%
1976	1303	(.5%)
1981	2110	61.9%
1986	3195	51.4%

Very little population change occurred between 1961 and 1976. The most dramatic increase, of nearly 23 percent, occurred between the years 1980 to 1981. Between the years 1979 and 1986, the Town of Cold Lake's population has increased by an average of approximately 9.3 percent annually. The annual populations and percentage increases from all municipal censuses for Cold Lake since 1979 are listed in Table 2 and shown graphically in Figure No. 1.

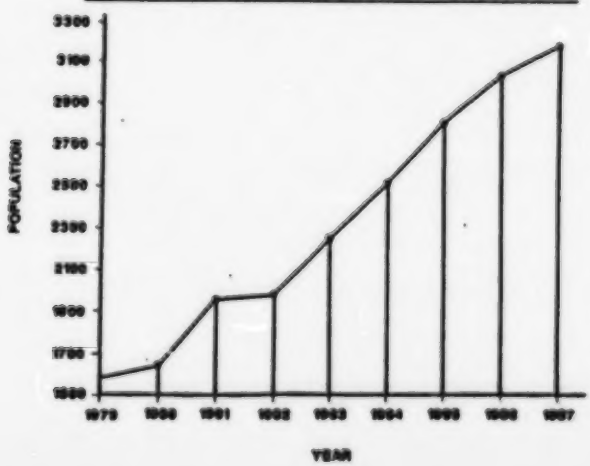
TABLE 2

ANNUAL MUNICIPAL CENSUS FIGURES FOR COLD LAKE

Year	Population	% increase over previous year
1979	1585	-
1980	1648	4.0%
1981	2054	24.6%
1982	2069	.1%
1983	2245	8.5%
1984	2515	12.0%
1985	2805	11.5%
1986	3059	9.1%
1987	3189	4.3%

FIGURE NO. 1

ANNUAL POPULATION GROWTH SINCE 1979



2.2 Age and Sex Composition

A community population profile based on five-year age groupings by sex is provided in Table 3. Approximately 52.0 percent of the Town's 1987 population is male as compared to 51.6 percent in 1984. The proportion of persons 65 years and over declined slightly, in recent years, from about 6.0 percent in 1984 to 5.0 percent in 1987. This trend is likely due to the significant influx of young adults and families into the community.

TABLE 3

POPULATION BREAKDOWN BY FIVE-YEAR AGE GROUP

Age Group	% Male	% Female	Total %
0-4 years	6.3%	5.5%	11.8%
5-9 "	4.9%	4.9%	9.8%
10-14 "	4.8%	3.9%	8.7%
15-19 "	2.4%	3.2%	5.6%
20-24 "	4.7%	4.1%	8.8%
25-29 "	6.8%	6.2%	13.0%
30-34 "	6.1%	5.7%	11.8%
35-39 "	5.4%	3.9%	9.3%
40-44 "	2.8%	2.9%	5.7%
45-49 "	1.9%	2.0%	3.9%
50-54 "	1.7%	1.2%	2.9%
55-59 "	1.1%	.8%	1.9%
60-64 "	.8%	1.0%	1.8%
65 and over	2.3%	2.7%	5.0%
Total	52.0%	48.0%	100.0%

2.3 Neighbourhood Population Comparison

For municipal census enumeration purposes, the Town of Cold Lake was divided into six general neighbourhood areas. Figure 2 illustrates the 1987 population count within each of the enumeration areas and subsequent population change since 1986.

2.4 Population Composition for Cold Lake and Alberta

Figure No. 3 illustrates the Town's 1987 demographic profile in comparison to that of Alberta's 1986 census results. The percentage of people within each age group for Cold Lake as well as the Province is provided in Table 4. Cold Lake has a significantly greater portion of its population under the age of 45 years as compared to the Provincial average.

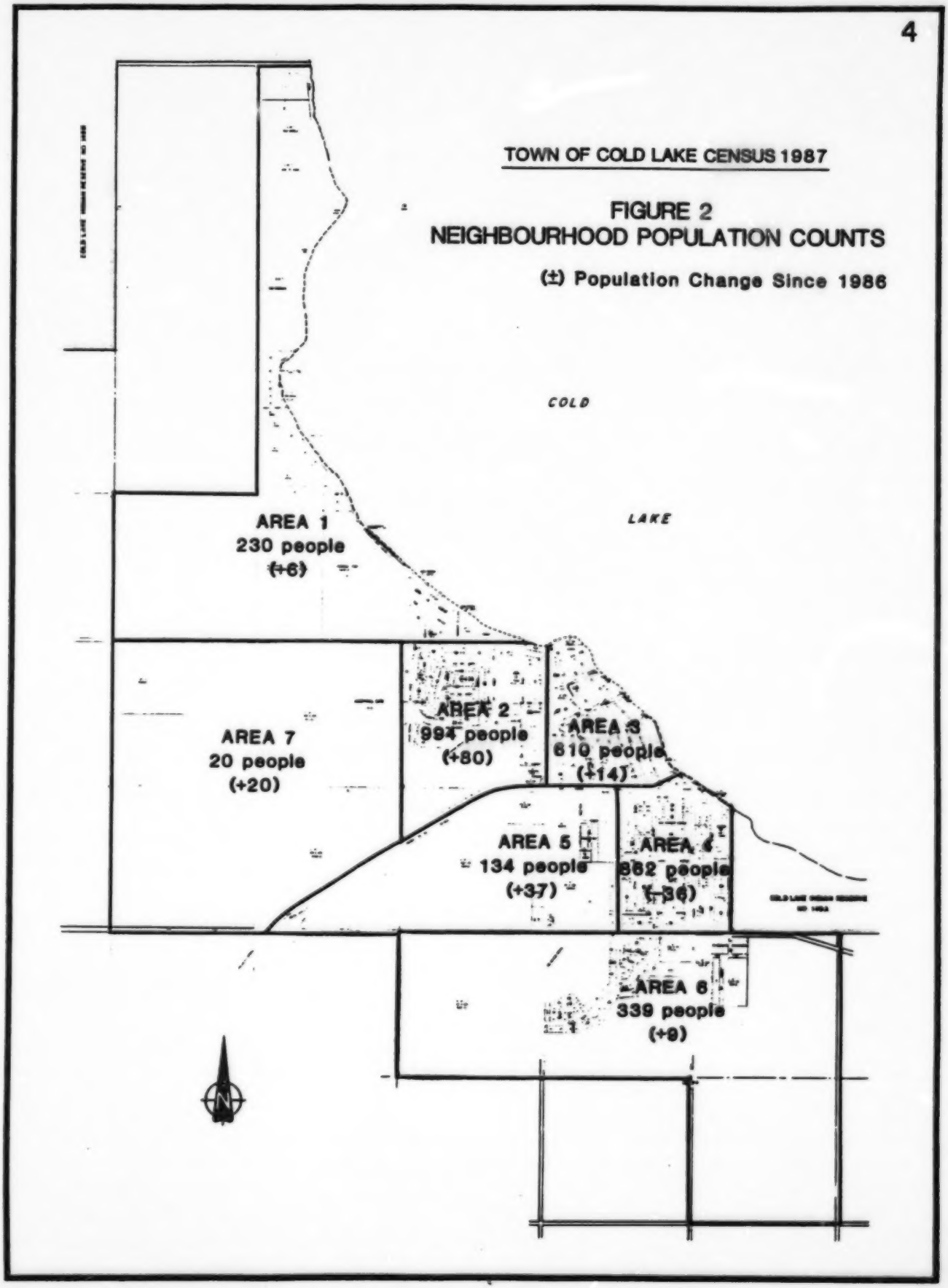

TOWN OF COLD LAKE CENSUS 1987
FIGURE 2
NEIGHBOURHOOD POPULATION COUNTS
(±) Population Change Since 1986
COLD
LAKE
AREA 1
230 people
(+6)
AREA 2
994 people
(+80)
AREA 3
610 people
(+14)
AREA 7
20 people
(+20)
AREA 5
134 people
(+37)
AREA 4
882 people
(-36)
AREA 6
339 people
(+9)
N

FIGURE 3

POPULATION PYRAMID COMPARISON

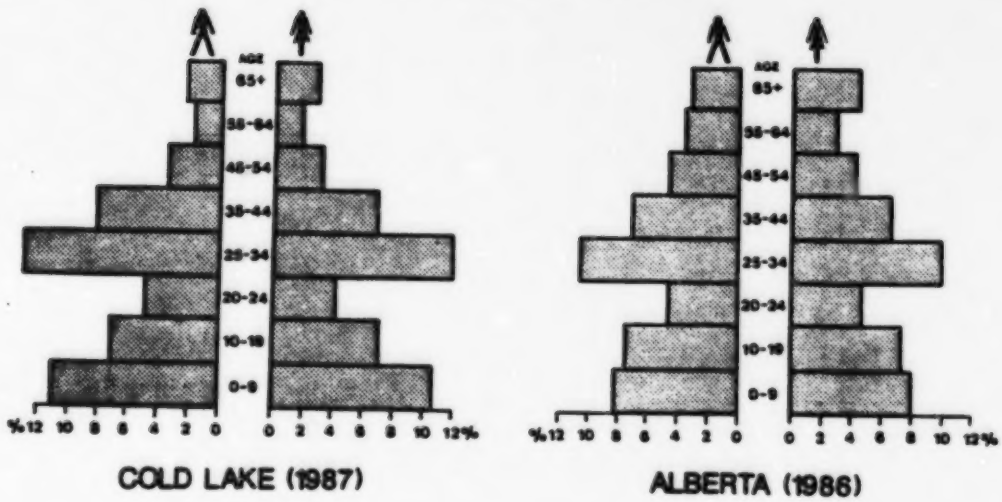


TABLE 4

PROVINCIAL POPULATION COMPARISON

Age Group	1987 % Cold Lake	1986 % Alberta
0-4 years	11.8%	8.7%
5-14 "	18.5%	15.1%
15-19 "	5.6%	7.7%
20-24 "	8.8%	9.5%
25-44 "	39.8%	34.4%
45-64 "	10.5%	16.5%
65 and over	5.0%	8.2%
Total	100.0%	100.0%

2.5 Migration

The length of time residents have lived in Cold Lake is shown in Table 5. Approximately 40 percent of the population has lived in Cold Lake for five years or longer. An indication of the former place of residence is provided in Table 6. The proportion of residents who indicated that they have "always lived in Cold Lake" declined by nearly eight percent since 1985.

TABLE 5

LENGTH OF RESIDENCE IN COLD LAKE

	1987
Less than 6 months	9.5%
6 months to less than 1 year	10.8%
1 year to less than 2 years	13.5%
2 years to less than 5 years	27.1%
5 years to less than 10 years	17.7%
10 or more years	21.3%
Total	100.0%

TABLE 6

PREVIOUS PLACE OF RESIDENCE

	1987
Always lived in Cold Lake	15.9%
Grand Centre	16.1%
Medley	11.1%
Edmonton	8.7%
Other Municipality in Alberta	26.5%
Another Province	17.7%
Outside of Canada	4.1%
Total	100.0%

3.0 HOUSING CHARACTERISTICS

3.1 Housing Stock

The composition of Cold Lake's existing housing stock according to dwelling type is provided in Table 7. The proportion of single family homes relative to the balance of the Town's housing stock has declined significantly in recent years. In 1985, approximately 78.5 percent of the housing mix consisted of single family homes. The current proportion of single family homes is 69.8 percent. The advent of the DND housing development had produced a major change to the composition of the Town's housing stock since the proportion of rowhouses/townhouses units went from zero percent in 1985 to about 8.9 percent in 1987. Figure No. 4 provides a general indication of the housing composition within each of the census enumeration areas.

TABLE 7

DWELLING TYPE COMPOSITION COMPARISON SINCE 1983*

Dwelling Type	1983		1985		1987	
	No.	%	No.	%	No.	%
Single Detached	627	76.4	686	78.5	857	69.8
Basement Suites	6	.7	16	1.0	17	1.4
Duplex Units	80	9.8	69	7.7	72	5.9
Quad-Triplex Units	0	.0	29	2.1	33	2.7
Row/Townhouse Units	0	.0	0	.0	110	8.9
Apartment Units	94**	11.5	115	7.0	115	9.4
Business Suites	0	.0	0	.0	4	.3
Mobile Homes	13	1.6	19	1.8	16	1.3
Collective Dwellings	0	.0	4	2.0	4	.3
Totals	820	100.0	938	100.0	1228	100.0

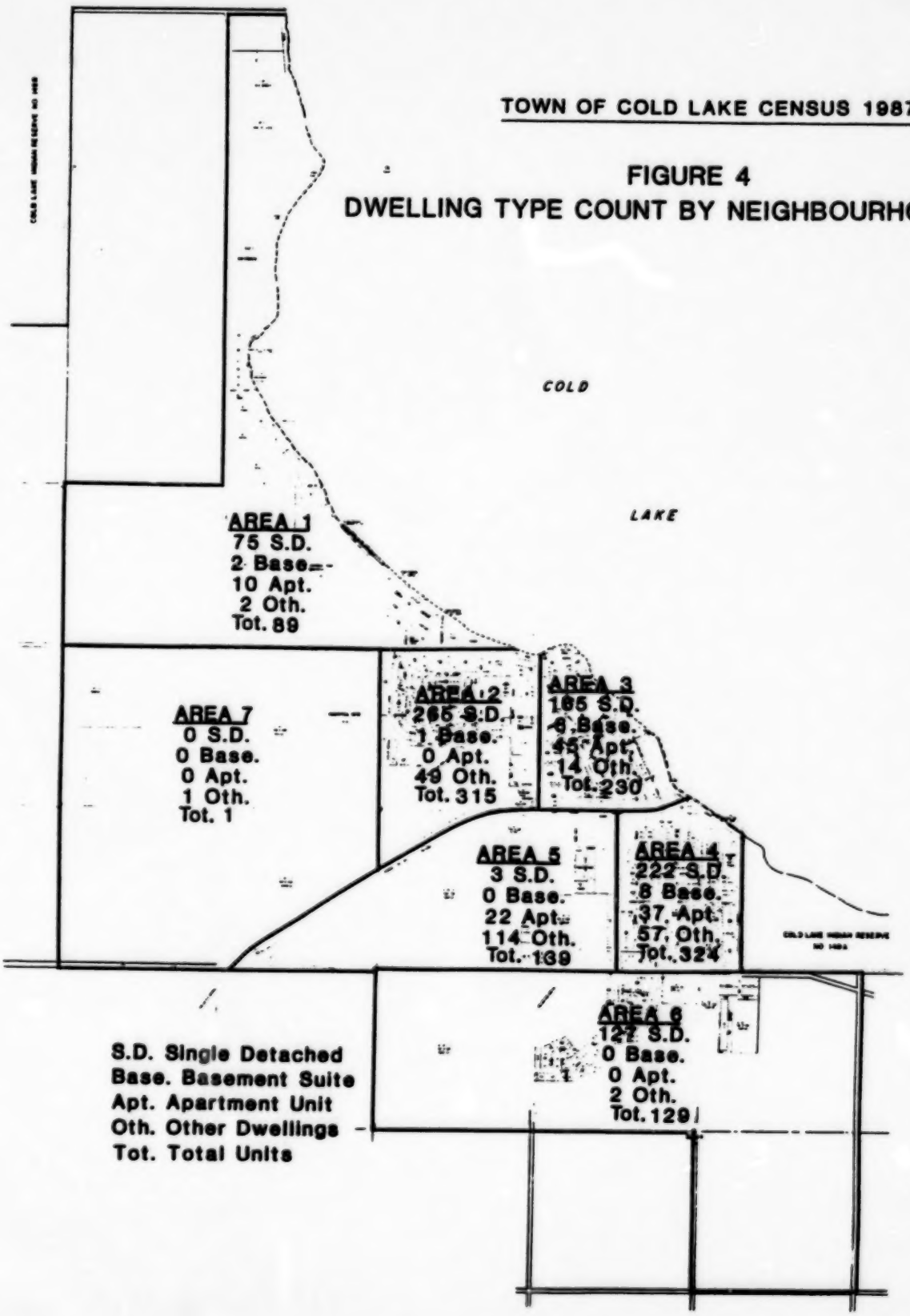
* Note: Includes dwellings that were vacant or under construction.
** Note: It appears that in 1983 several quad-triplex units were improperly coded by the census takers as apartment units.

3.2 Housing Occupancy

Table 8 provides an indication of the occupancy status of residential dwellings during the enumeration period. The proportion of dwelling units that were vacant during the Census enumeration period was up substantially from 3.8 percent in 1985 to 12.2 percent in 1986. In 1987, the vacancy rate decreased slightly to 11.9 percent.

TOWN OF COLD LAKE CENSUS 1987

FIGURE 4
DWELLING TYPE COUNT BY NEIGHBOURHOOD



S.D. Single Detached
Base. Basement Suite
Apt. Apartment Unit
Oth. Other Dwellings
Tot. Total Units

TABLE 8

DWELLING OCCUPANCY FREQUENCY (at time of census)

Dwelling Occupancy	Number	Percentage
Occupied	1067	86.9%
Vacant	146	11.9%
Under Construction	15	1.2%
Total	1228	100.0%

Table 9 provides a breakdown of the actual vacancy rates within each residential dwelling type category. The dwelling unit vacancy in the DND townhouse development declined from 81 percent in 1986 to about 75 percent in 1987. Apartment unit vacancies have nearly doubled from approximately seven percent in 1986 to more than 12 percent in 1987.

TABLE 9

RESIDENTIAL VACANCY RATE COMPARISON

	Vacancy Rate		
	1983	1985	1987
Single Detached	10.2%	3.9%	5.0%
Basement Suites	.0%	.0%	.0%
Duplex Units	13.8%	2.8%	5.6%
Quad-Triplex Units	-	3.3%	.0%
Row/Townhouses	-	-	75.5%
Apartment Units	5.3%	5.0%	12.2%
Mobile Homes	61.5	5.0%	18.8%

3.3 Average Household Size

The size of the average household and number of residents according to dwelling type are identified in Table 10. About 79.6 percent of the Town's population resided in single-family type accommodation. Table 11 provides a yearly comparison of the average household size among all occupied dwelling units in Cold Lake (excluding collective dwellings). In 1979, there was an average of 3.3 people per dwelling unit as compared to 3.0 people per household which has remained relatively constant since 1983.

TABLE 10

POPULATION BY DWELLING TYPE - 1987

Dwelling Type	Occupied Units	Number of People	Population Percentage
Single Detached	805	2540	79.6%
Basement Suites	17	23	.7%
Duplex Units	68	211	6.6%
Quad-Triplex Units	29	71	2.2%
Row/Townhouses	27	55	1.7%
Apartment Units	101	181	5.7%
Mobile Homes	13	41	1.3%
Collective Dwellings	4	57	1.8%
Other	4	10	.0%
Total	1068	3189	100.0%

* Does not include dwellings that were vacant or under construction at the time of census enumeration.

TABLE 11
AVERAGE HOUSEHOLD SIZE BY DWELLING TYPE

	Year		
	1983	1985	1987
Single Detached Units	3.1	3.2	3.2
Basement Suites	1.8	1.7	1.4
Duplex Units	2.9	3.1	3.1
Quad-Triplex Units	-	2.1	2.5
Row/Townhouse Units	-	-	2.0
Apartment Units	1.8	1.7	1.8
Mobile Homes	3.2	2.5	2.5
Collective Dwellings	-	13.8	14.3
Other	-	-	2.5
Average Size (excluding collective dwellings)	3.0	3.0	3.0

The majority of households in Cold Lake consist of three persons or more. About one third of the occupied households consist of at least four persons. A complete breakdown of the number of occupants according to household size is shown in Table 12. The percentage of "owner-occupied" and "rented" accommodations within Cold Lake is presented in Table 13. It is noted that the proportion of owner-occupied accommodation is actually at its highest level since 1979. This increase, however, may be somewhat misleading due to the substantial vacancy rate among rental suites in 1987.

TABLE 12

BREAKDOWN OF THE TOTAL NUMBER OF OCCUPANTS PER HOUSEHOLD

Number of People Per Household	Total Number of Occupied Dwelling Units	Percentage
One person	166	15.6%
Two persons	300	28.1%
Three persons	212	19.9%
Four persons	252	23.6%
Five persons	97	9.1%
Six or more persons	40	3.7%
Total	1067	100.0%

TABLE 13

TENANCY STATUS COMPARISON SINCE 1979*

Type	Percentage				
	1979	1981	1983	1985	1987
Owned accommodation	67.5%	63.0%	61.5%	63.2%	66.6%
Rented accommodation	32.5%	37.0%	38.5%	36.8%	33.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

* Excludes dwellings which are vacant or under construction.

4.0 EMPLOYMENT CHARACTERISTICS

For the purposes of this section, "employment" means anyone who works for wages, tips, salaries or commissions. Employees can also own their own business or farm. "Full-time" employment is defined as work consisting of 30 or more hours per week. The term "labour force" means the total number of full and part-time employees, as well as unemployed persons who are seeking work.

4.1 Employment Status

The employment status of the Town's residents is listed in Table 14. Since 1983, the proportion of retired residents has decreased by approximately one percent. Table 15 provides a three year comparison of employment and unemployment rates in Cold Lake. Cold Lake's labour force, at the time of census, had an unemployment rate of approximately 6.0 percent. This represents a one-half percent decrease in the unemployment rate since 1986.

TABLE 14

EMPLOYMENT STATUS - 1987

Status	Percentage
Full-time	40.9%
Part-time	6.9%
Homemaker	7.3%
Unemployed, seeking work	3.6%
Student or pre-school	34.6%
Retired	6.0%
Other	.6%
Total	100%

TABLE 15

LABOUR FORCE EMPLOYMENT RATE COMPARISON

Status	1983	1985	1987
Employment Rate	88.5%	94.5%	94.0%
Unemployment Rate	11.5%	5.5%	6.0%
Total	100.0%	100.0%	100.0%

4.2 Employment Location

The primary work place locations for both part-time and full-time employees residing in Cold Lake are identified in Table 16. Because of the increase in oil activities in the surrounding rural area, the proportion of the Town's Labour force employed in either Cold Lake, Grand Centre, and CFB Cold Lake, has significantly declined since 1983. Table 17 provides a general indication with regard to the work location of Cold Lake's labour force.

TABLE 16

PLACE OF WORK FOR LABOUR FORCE COMPARISON

Location	Percentage		
	1983	1985	1987
Cold Lake	35.0%	27.1%	26.7%
CFB Cold Lake	31.2%	27.1%	27.7%
Grand Centre	28.8%	23.4%	24.4%
Surrounding Rural Area	1.2%	19.7%	18.2%
Town of Bonnyville	.0%	1.1%	1.7%
Other	3.8%	1.0%	1.3%
Total	100.0%	100.0%	100.0%

TABLE 17

GENERAL WORK LOCATION OF EMPLOYED LABOUR FORCE

Location	Percentage
At own residence	2.8%
In the Town of Cold Lake	23.6%
Another municipality in Alberta	72.1%
No usual work place location	1.2%
Outside of Alberta	.3%
Total	100.0%

4.3 Employment by Industry Type

The major sources of employment for both part-time and full-time employees in Cold Lake are identified in Table 18. In recent years, the oil industry has accounted for the most significant increase in terms of new employment opportunities. The proportion of employees in this economic activity increased from about 11.7 percent in 1984 to 17.6 percent in 1987. Figure No. 3 illustrates the proportion of employees within each economic and industrial category.

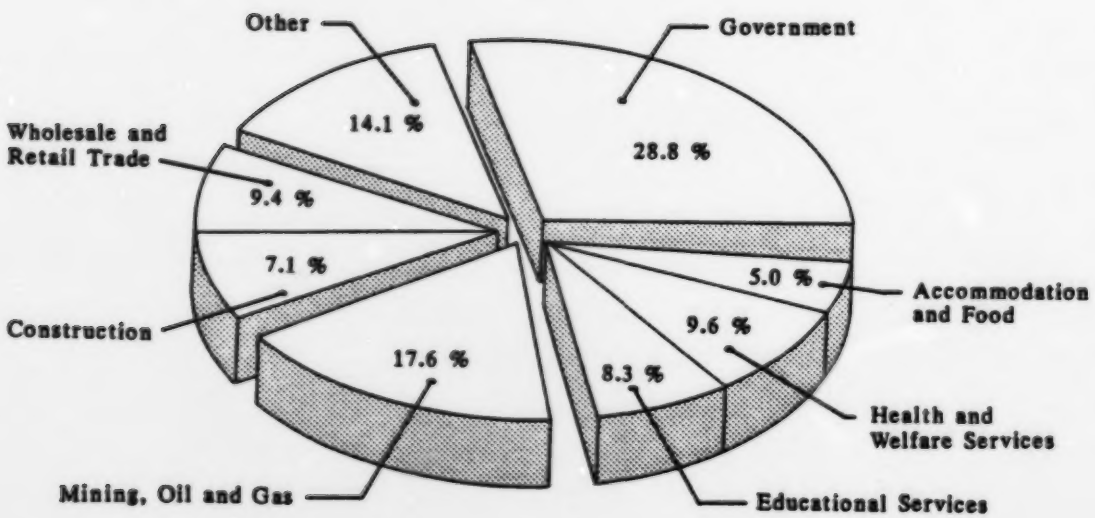
TABLE 18

EMPLOYMENT BY ECONOMIC ACTIVITY

Economic Activity	Percentage		
	1983	1985	1987
Agriculture, Forestry and Fishing	.3%	.9%	1.1%
Mining, Oil and Gas	6.5%	18.6%	17.6%
Manufacturing	1.6%	1.5%	1.1%
Construction	6.4%	8.9%	7.1%
Transportation, Communications and Utilities	5.2%	3.4%	3.2%
Wholesale and Retail Trade	12.3%	7.3%	9.4%
Finance, Insurance, and Real Estate	5.0%	3.3%	3.4%
Educational Services	9.8%	7.1%	8.3%
Health and Welfare Services	7.2%	7.1%	9.6%
Accommodation and Food	4.5%	3.9%	5.0%
Business Services	6.6%	7.5%	4.8%
Government	33.9%	29.8%	28.8%
Other	.7%	.8%	.5%
Total	100.0%	100.0%	100.0%

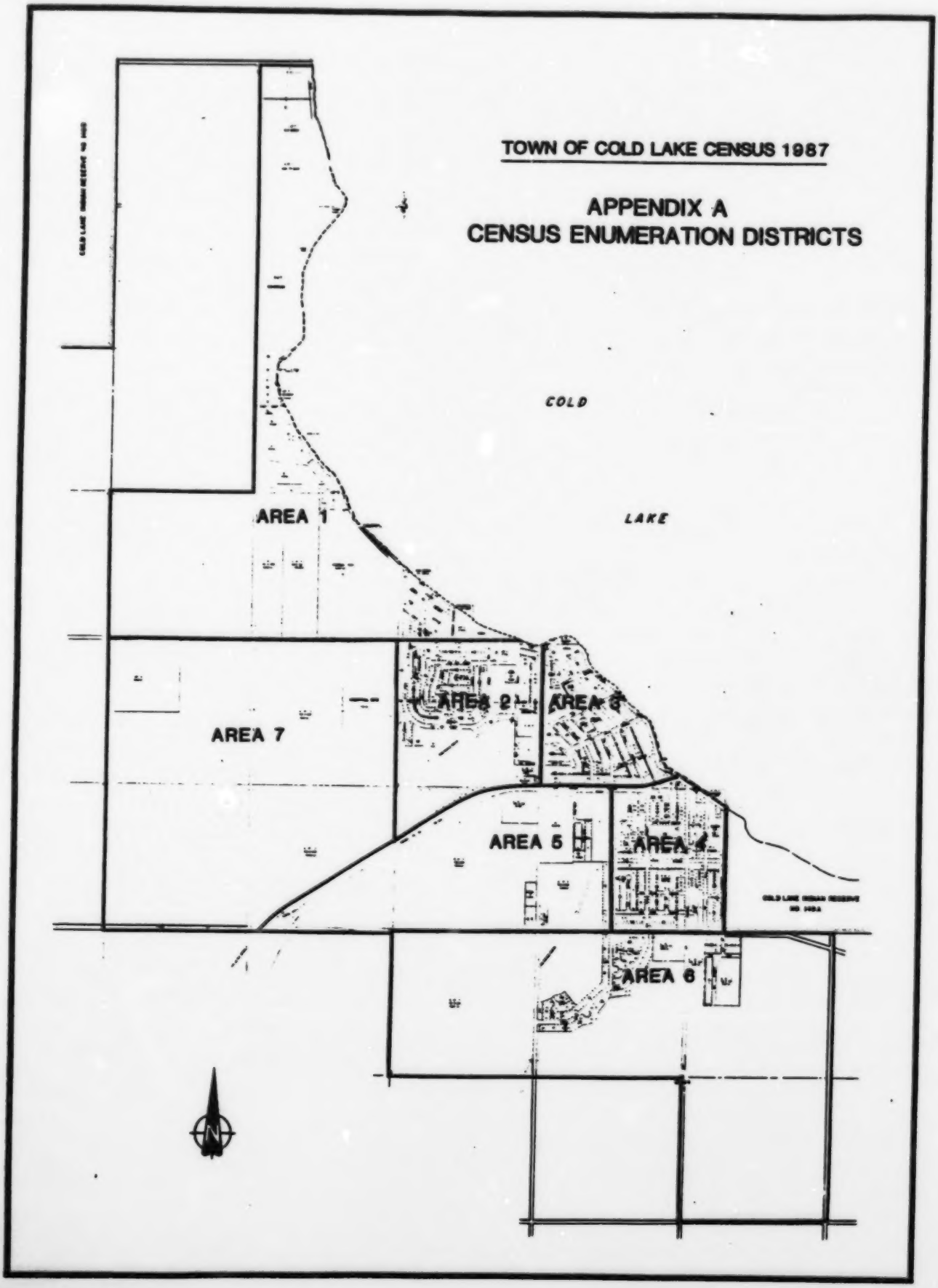
FIGURE 5

LABOUR FORCE EMPLOYMENT BREAKDOWN - 1987



TOWN OF COLD LAKE CENSUS 1987

APPENDIX A
CENSUS ENUMERATION DISTRICTS



APPENDIX B

MUNICIPAL CENSUS

NAME OF MUNICIPALITY _____ CENSUS DATE _____

ADDRESS _____

_____ APT. NO. _____

MUNICIP. CODE [ ][ ][ ] (1 2 3)

FORM NO. [ ][ ][ ][ ][ ][ ] (4 5 6 7 8 9)

ENUMERATION AREA [ ][ ][ ] (10 11 12)

DWELLING TYPE
01) SINGLE DETACHED
03) SUITE IN SINGLE DETACHED
04) DUPLEX UNIT
05) QUADRUPLEX/TRIPLEX
06) ROW/TOWN HOUSE
07) APARTMENT
08) SINGLE DWELLING ATTACHED TO A NON-RESIDENTIAL STRUCTURE
09) MOBILE HOME
10) OTHER MOVABLE DWELLING
11) COLLECTIVE DWELLING
[ ][ ] (23 24)

DWELLING IS 1) OCCUPIED 2) VACANT 3) UNDER CONSTRUCTION _____ [ ] (25)

1. IS THIS DWELLING UNIT 1) OWNED OR BEING BOUGHT BY A MEMBER OF THIS HOUSEHOLD OR
2) RENTED EVEN IF NO CASH IS BEING PAID ? _____ [ ] (26)

[ ] (27)

3. HOW MANY USUAL RESIDENTS DOES /DID THIS DWELLING CONTAIN ON _____ ? _____ [ ][ ][ ] (28 29 30)
CENSUS DATE

NUMBER	4. NAME OF RESIDENT	6.	6.1 Sex	7.	8. DATE OF BIRTH Year	Month	9.	10.	11. Yr. last res.	12. PREVIOUS RESIDENCE Specify	13. Emp. Stat.	Industry	15. EMPLOYMENT LOCATION Specify
1		0		0			0	0					
2		0		0			0	0					
3		0		0			0	0					
4		0		0			0	0					
5		0		0			0	0					
6		0		0			0	0					
7		0		0			0	0					
8		0		0			0	0					
9		0		0			0	0					
0		0		0			0	0					
(31 32 33)		(34)	(35)	(36)	(37 38 39 40 41 42)		(43 44)	(45)	(46 47)	(48 49 50)	(51)	(52 53)	(54) (55 56 57)

6. SEX
1. Male
2. Female

8. DATE OF BIRTH
01 Jan 04 Apr 07 Jul 10 Oct
02 Feb 05 May 08 Aug 11 Nov
03 Mar 06 Jun 09 Sep 12 Dec

11. LENGTH OF RESIDENCE IN THIS MUNICIPALITY
1. Less than 6 months
2. 6 months to less than 1 year
3. 1 year to less than 2 years
4. 2 years to less than 5 years
5. 5 years to less than 10 years
6. 10 or more years

12. PREVIOUS RESIDENCE

1. Another municip. in Alta.	Municip. name	Municip. code
2. Another prov. in Canada	Prov. name	Prov. code
3. Outside Canada	NA	999
0 NA (always lived here)	NA	999

13. EMPLOYMENT STATUS (persons 15 yrs of age or older)
1. Employed full-time
2. Employed part-time
3. Homemaker
4. Unemployed, seeking work
5. Permanently unable to work
6. Retired
7. Student
8. Other
9. NA (under 15 yrs of age)

14. TYPE OF INDUSTRY
01. Agriculture
02. Forestry/Fishing/Trapping
03. Mining/Quarrying/Oil/Gas
04. Manufacturing
05. Construction
06. Transportation
07. Communication/Utilities
08. Trade (Wholesale)
09. Trade (Retail)
10. Finance/Insurance/Real Estate
11. Business Service
12. Government
13. Education
14. Health/Social Services
15. Accommodation/Food
16. Other
99. Not Applicable

15. EMPLOYMENT LOCATION

1. At own res.	NA	999
2. In this municip. (not own res.)	NA	999
3. Another Municip. in Alta.	Municip. name	Municip. code
4. No usual place	NA	999
5. Outside of Alta.	NA	999
9. Not applicable	NA	999